108.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,300 / 924,300
					USE VALUE:	924,300 / 924,300
					ASSESSED:	924,300 / 924,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		OSCEOLA PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLORINS ALEX &	
Owner 2:	FLORINS EVGENIA JANE	
Owner 3:		
Street 1:	3 OSCEOLA PATH	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	FAGONE CONRAD C--ETAL -
Owner 2:	FAGONE JEANETTE C -
Street 1:	3 OSCEOLA PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 3022 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9023.000	440,800		483,500	924,300
Total Card	0.207	440,800		483,500	924,300
Total Parcel	0.207	440,800		483,500	924,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.90 | /Parcel: 305.90

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 69393

GIS Ref

GIS Ref

Insp Date 08/31/18

!8518!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	440,800	0	9,023.	483,500	924,300		Year end	12/23/2021
2021	101	FV	440,800	0	9,023.	483,500	924,300		Year End Roll	12/10/2020
2020	101	FV	440,700	0	9,023.	483,500	924,200	924,200	Year End Roll	12/18/2019
2019	101	FV	345,600	0	9,023.	483,500	829,100	829,100	Year End Roll	1/3/2019
2018	101	FV	343,800	0	9,023.	414,400	758,200	758,200	Year End Roll	12/20/2017
2017	101	FV	343,800	0	9,023.	386,800	730,600	730,600	Year End Roll	1/3/2017
2016	101	FV	343,800	0	9,023.	331,500	675,300	675,300	Year End	1/4/2016
2015	101	FV	312,900	0	9,023.	297,000	609,900	609,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:28:30

LAST REV

Date	Time
09/12/18	11:20:18

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8518

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAGONE CONRAD C	1391-14		10/7/2010		648,500	No	No		
	865-153		8/18/1975		69,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2018	481	New Wind	23,350	C				
5/21/2013	715	Manual	18,370					
3/30/1992	103	Manual	2,000					ROOF & WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	TTL REFUSAL	CC	Chris C
4/30/2014	External Ins	PC	PHIL C
6/7/2013	Info Fm Prmt	EMK	Ellen K
2/19/2009	Meas/Inspect	163	PATRIOT
10/28/1999	Meas/Inspect	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69393
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9023		Sq. Ft.	Site		0	70.	0.77	4									483,485						483,500	

Total AC/HA:	0.20714	Total SF/SM:	9023	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	483,485	Spl Credit		Total:	483,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.23856497
Const Adj.:	1.01605999
Adj $ / SQ:	119.553
Other Features:	121600
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541538
Depreciation:	100726
Depreciated Total:	440812

COMMENTS

PDAS. OF=1 BMT SINK 1 DBL SINK IN BATH & 1 JACUZZI..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

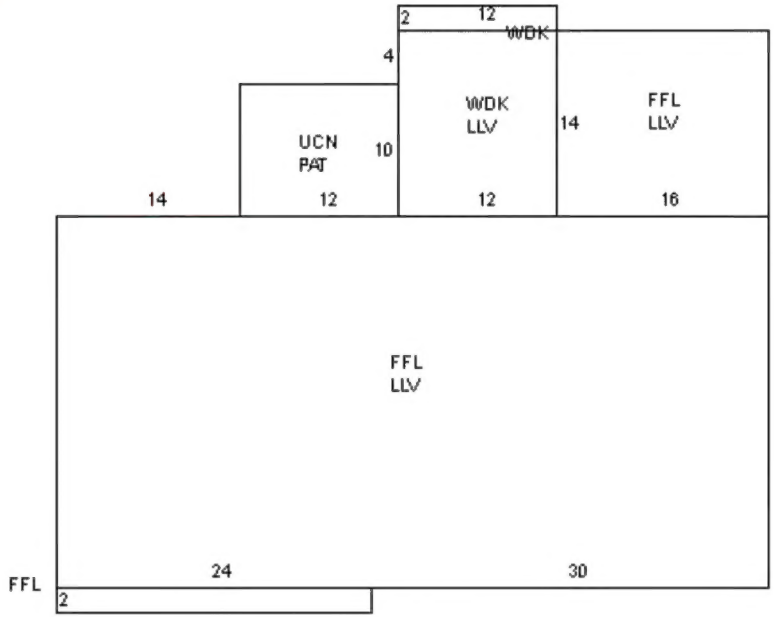
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	131.51
Special Features:	0	Val/Su Net:	106.99
Final Total:	440800	Val/Su SzAd	247.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
LLV	Lower Level	1,904	80.030	152,370
FFL	First Floor	1,784	119.550	213,283
WDK	Deck	192	11.390	2,187
PAT	Patio	120	5.460	655
UCN	Canopy	120	18.440	2,213

Net Sketched Area:	4,120	Total:	370,708
Size Ad	1784	Gross Area	4120	FinArea	3022
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	65	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc